

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
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# F3d



**January 29, 2004 (for February 20, 2004 Hearing)**

**To:** Coastal Commissioners and Interested Persons

**From:** Diane Landry, Central Coast District Manager  
Dan Carl, Coastal Planner

**Subject: Certification Review for Santa Cruz County Local Coastal Program Amendment  
Number 1-02 Part 1 (Planned Unit Development Ordinance)**

At the September 2003 meeting in Eureka, the Coastal Commission approved, with suggested modifications, Santa Cruz County Local Coastal Program (LCP) Major Amendment Number 1-02 Part 1 adding planned unit development (PUD) ordinance text into the LCP. The PUD ordinance text allows for the development of projects that don't necessarily meet all development standards of the underlying zone districts (e.g., for heights, setback, density, etc.), but that are otherwise consistent with underlying LCP objectives. The intent of the PUD ordinance text is generally to foster more creative designs, including mixed use projects, that might not ordinarily be pursued due to the rigidity of zoning district standards. Implicit in such projects is that they satisfy some larger community goal or objective; in this case, the PUD ordinance text includes objectives such as enhanced resource protection, exceptional public amenities, design excellence, affordable housing, and viewshed preservation and enhancement.

By action taken November 25, 2003, Santa Cruz County adopted the amending LCP text as directed by the Commission's suggested modifications (see exhibit 1). This action was taken within the required six month timeframe.

The Executive Director has determined that the actions taken by the County are legally adequate and that the amended LCP should be certified. The Executive Director recommends that the Commission concur with this determination and that the LCP, as amended, be certified. If the Commission concurs, the amended LCP will be certified as of today's date (i.e., February 20, 2004), and notification of this certification and Commission concurrence will be forwarded to the County.

**Motion.** I move that the Commission concur with the Executive Director's determination that the actions taken by Santa Cruz County to accept the Commission's suggested modifications for LCP Amendment 1-02 Part 1 are legally adequate.

**Executive Director's Recommendation.** The Executive Director recommends a **YES** vote on the motion. Passage of this motion will result in certification of the Santa Cruz County LCP as directed by the Commission's approval with suggested modifications of LCP Amendment 1-02 Part 1; the amended LCP will be certified as of today's date (i.e., February 20, 2004). The motion passes only by affirmative vote of a majority of the Commissioners present.

## Exhibits

## Exhibit A: County's Acceptance of the Coastal Commission's Suggested LCP Modifications



California Coastal Commission

February 2004 Meeting in La Jolla  
SCO LCPA 1-02 Part 1 (PUD) ED certification stfrpt 2.20.2004.doc